

# 6 Warraba Road, North Narrabeen, NSW 2101

STONE

## Duplex/Semi-detached For Sale

Wednesday, 12 June 2024

6 Warraba Road, North Narrabeen, NSW 2101

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: Duplex/Semi-detached



Trent McKay  
0280308549



Greg Duce  
0409749287

## **Auction if not sold prior - Guide \$1,695,000**

Occupying a desirable position in a family friendly neighbourhood, this inviting two-storey duplex is set on level parcel of land offering a fantastic opportunity to reside on the Northern Beaches peninsula and enjoy everything it has to offer. Three bedrooms plus a separate home office offer great versatility for the changing requirements of the modern family living. - Spacious combined living and dining area opening to the front porch - Neat & tidy gas kitchen appointed with quality appliances and ample cupboard space - The kitchen extends to a casual dining and family media area as well as the oversized, covered timber entertainment deck overlooking the backyard - Secure, child-friendly sunny backyard with level lawns and manicured gardens, the perfect spot to relax and soak up the sun - Master with walk-in robe, ensuite and ceiling fan, good size second and third bedrooms, both with mirror BIR's - Convenient separate home office offers versatility for work and living requirements - Full size main bathroom with floor-to-ceiling tiles, separate internal laundry with w/c - Single lock-up garage with internal access plus additional off-street parking for two cars - Convenient side access to the backyard, massive under house storage, large garden shed - Walking distance to Narrabeen lakes, beach & Warriewood square Set in a convenient location with plenty of sun, it is within 2km level walking distance to Narrabeen Lakes and Beach, Warriewood Square, primary, secondary and sports high schools, cafes and express city transport.

Disclaimer: The information contained in the advertisement has been obtained from third party sources we deem to be reliable. Stone does not make any representation as to the accuracy of the information, does not accept any responsibility or liability and recommends that any client / interested party make their own investigations and enquiries. All images are indicative of the property only. All dimensions and sizes are approximate and indicative only